PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Edward F. Royston, Jr. I, or we, Belinda E. Royston legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 400.1 to permit an accessory structure

(swimming pool) to be located in the side yard instead of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

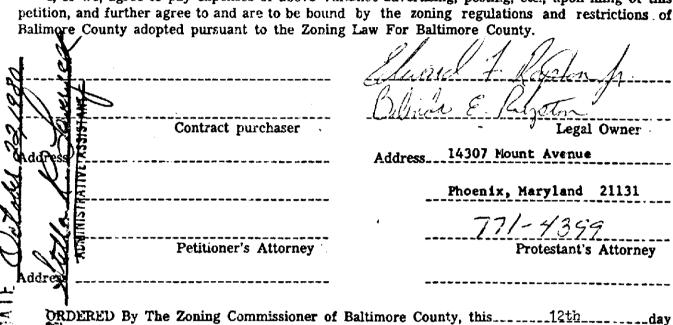
Septic tank and dry well occupy most of the property in the rear of the house. Also the grade of the property is too steep for construction of swimming

(FONCH

0.86.177

113条

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of



of____August_____, 1980_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 9th day of October 1980 at 9:30 o'clock ____A-M.

FOR

RECEIVED



NORMAN E. GERBER

September 18, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #34, Zoning Advisory Committee Meeting, August 12, 1980. are as follows:

Property Owner: Edward F and Belinda E. Royston, Jr. Location: E/ side Mount Avenue, 216.35' N. of Maryland Avenue Acres: 0.85 acres District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a hearing on his petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Planner III

John Kula-bly John L. Wimbley

Current Planning and Development

baltimore county

(301) 494-3550

Mr. William Hammond

Zoning Commissioner

Dear Mr. Hammond:

MSF/hmd

County Office Building

Towson, Maryland 21204

STEPHEN E. COLLINS

department of traffic engineering TOWSON, MARYLAND 21204

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

September 3, 1980

Very truly yours,

Michael S. Flanigan

Engineer Associate II

The Department of Traffic Engineering has no comments on Items

32, 33, and 34 of the Zoning Advisory Committee Meeting of August 12, 1980.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 25, 1980

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Barcala af

Coperations are in the

. alth begantment

Residuncy Designations

Brand | Electrica

Modhples B. Commodari

Mr. & Mrs. Edward F. Royston, Jr. 14307 Mount Avenue Phoenix, Maryland 21131

> RE: Item No. 34 Petitioner - Edward F. Royston, Jr., et ux Variance Petition

Dear Mr. & Mrs. Royston:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accord-

NPC:bsc Enclosures Zoning Plans Advisory Committee

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

October 1, 1980

Mr. William R. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #34, Zoning Advisory Committee meeting of August 12, 1980, are as follows:

> Property Owner: Edward F. & Belinda E. Royston Jr. Location: Existing Zoning: R.C. 4

E/S Mount Avenue 216.35' N. of Maryland Ave. Proposed Zoning: Variance to permit an accessory structure

Acres: District:

(Swimming Pool) to be located in the side yard instead of the required rear yard. 0.85 Acres

The dwelling is served by a drilled well and sewage disposal system, both of which appear to be functioning properly. The proposed pool will not interfere with the location of the sewage disposal system; therefore, no health hazards are anticipated.

> Very truly yours, Ian J. Forrest, Director

BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

BALTIMORE COUNTY DEPARTMENT OF DURING DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

V-NE & DD-SE Key Sheets 80 & 81 NW 1 Pos. Sheets NW 20 & 21 A Topo 34 Tax Map

HARRY J. PISTEL, P. E. September 25, 1980

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

DIRECTOR

Re: Item #34 (1930-1981) Property Owner: Edward F. & Belinda E. Royston, Jr. E/S Mount Avenue 216.35' N. of Maryland Avenue Acres: 0.85 Acres District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Mount Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a minimum 40-foot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Levelopment of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities. This property which is in close proximity to Loch Raven Reservoir, as indicated on the submitted plan, is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-10B, as amended, indicate "No Planned Service" in this area.

ELLSWORTH N. DIVER, P.E.

Chief, Euleau of Engineering

END: EAM: FWR: SS cc: J. Wimbley, J. Scmers

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204

PAUL H. REINCKE CHIEF

September 4, 1980

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Edward F. & Belinda E. Royston Jr.

Location: E/S Mount Avenue 216.35' N. of Maryland Avenue

Zoning Agenda: Meeting of 8/12/80 Itam No:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved roa accordance with Baltimore County Standards as published by the feet along an approved road in Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at ____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Att John Tollager & Noted and Approved: Fire Prevention Bureau Special Inspection Division

Pursuant to the advertisement, posting of property, and a public hearing on the Petition and it appearing that by reason of the following finding facts that strict compliance with the Baltimore County Zoning Regulation, would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd October 1980, that the herein Petition for Variance(s) to permit an accessory structure, swimming pool, to be located in the side yard in lieu of the required rear yard should be and the same is GRANTED, from and after the date dithis Order, subject to the approval of a site plan by the Department of Public Work and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

Mr. William E. Hammond Zoning Commissioner Room 109, County Office Building Towson, Maryland 21204

> RE: Case No. 81-74A Building Permit Application No. R\$ 31553 8 Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nick Commodari August 29, 1980 Charles E. Burnham Coning Advisory Committee SUBJECT Meeting of August 12, 1980 ITEM NO. 31 No Comment ITEM NO. 32 See Comment TREM NO. 33 See Comment Standard Comment ITEM NO. 35 See Comment

> Charles E. Burnham Plans Review Supervisor

CEB:rrj

RE: PETITION FOR VARIANCE E/S of Mount Ave., 216.35' N of Maryk and Ave., 8th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

EDWARD F. ROYSTON, JR., et ux,: Case No. 81-74-A

::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 12th day of September, 1980, a copy of the aforegoing Order ... mailed to Mr. and Mrs. Edward F. Royston, Jr., 14307 Mount Avenue, Phoenix, Maryland 21131, Petitioners.

John W. Hessian, III

PETITION FOR VARIANCE

8th District

ZONING: Petition for Variance for an accessory structure

LOCATION:

DATE & TIME: Thursday, October 9, 1980 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,

East side of Mount Avenue, 216.35 feet North of Maryland

Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard

The Zoning'Regulation to be excepted as follows:

Section 400.1 - Accessory structures

All that parcel of land in the Eighth District of Baltimore County

Being the property of Edward F. Royston, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, October 9, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUN-OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353

WILLIAM E. HAMMOND ZONING COMMISSIONER

September 23, 1980

Mr. & Mrs. Edward F. Royston, Jr. 14307 Mount Avenue Phoenix, Maryland 21131

> RE: Petition for Variance E/S Mount Ave., 216.35' N of Maryland Avenue Case No. C1-74-A

Dear Mr. & Mrs. Royston:

This is to advise you that \$52.13 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Zoning Commissioner

WEH:sj

September 10, 1980

Mr. & Mrs. Edward F. Royson, Jr. 14307 Mount Avenue Phoenix, Maryland 21131

NOTICE OF HEARING

RE: Petition for Variance - E/S of Mount Avenue, 216.35'
N of Maryland Avenue - Case No. 81-74-A

TIME: 9:30 A.M. DATE: Thursday, October 9, 1980

TOWSON, MARYLAND

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE

BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nr. W. M. Mourond Zoming Commissioner

Norman E. Gerber, Pirector FROM Office of Planning and Zoning

SUBJECT Petition No. 81-74-A Item 34

Petition for Variance for an accessory structure
East side of Mount Avenue, 216.35 feet North of Maryland Avenue
Petitioner- Edward F. Royston, Jr., et ux

Lighth District

MLARING: Thursday, October 9, 1930 (9:30 A.II.)

There are no comprehensive planning factors requiring comment on this petition with the exception that the , of impervious surface area on the site should be calculated to ensure compliance with the regulations.

MEG:JGH:ab

DESCRIPTION

Beginning at a point on the east side of Mount Avenue 216.35 feet north of Maryland Avenue in the 8th election district of Baltimore County, running on a line north 03 degrees 30 minutes west 280.00 feet - south 78 degrees 30 minutes east 110.0 feet - south 01 degrees 50 minutes west 111.0 feet - north 88 degrees 51 minutes east 118.20 feet - south 02 degrees 4 08 minutes east 56.29 feet - south 86 degrees 27 minutes west -62.0 feet - south 03 degrees 30 minutes east - 79.0 feet - south 86 degrees 20 minutes west - 152.0 feet - to place of beginning containing 0.85 of an acre more or less

Edward F. Royston, Jr. Belinda E. Royston 14307 Mount Avenue Phoenix, Md. 21131 Baltimore County, Md. Eighth Election District

SEFFICE CHES

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Date: August 12, 1980

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: August 12, 1980

RE: Item No: 31, 32, 33, 34, 35, Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, Un Wich Televille Wm. Nick Petrovich, Assistant Department of Planning

81-74-A

WNP/bp

Number of Signs:

BALLIMORE COUNTY
OFFICE OF PERMING & ZORING
TOWSON, MARYLAND 21204 TOWSON MARYLAND 21204 494-3353

WILLIAM E. HAMMOND ZONING COMMUSIONER

October 22, 1980

Mr. & Mrs Edward F. Royston, Jr. 14307 Mount Avenue Phoenix, Maryland 21131

> RE: Petition for Variance E/S of Mount Ave., 216.35' N of Maryland Ave. - 8th Election District Edward F. Royston, Jr., et ux -Petitioners NO. 81-74-A (Item No. 34)

Dear Mr. & Mrs. Royston:

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours, MEAN M. H. JUNG Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

Boward F. Royston, Jr., et ux 14307 Nount Avenue Phoenix, Md. 21131

Your Petition

of August

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building

•	111 W. Chesapeake Avenue Towson, Maryland 21204	
	- Land Figure 51504	
has beer 9 80 ,	n received and accepted for filing this 12th da	ιv
•	1,	77
	Dka CSA)
•	WILLIAM E. HAMMOND	_

Chairman, Zoning Plans

Advisory Committee

Zoning Commissioner Petitioner Edward F. Royston, Jr. Petitioner's Attorney

	•		
EALTIMORE CO	OUNTY OFFICE OF PL	ANNING & ZONING	
	County Office Building 111 W. Chesapeake A Towson, Maryland 21	g Venue	
Your Petition has been rece	vived this da	y of New 19%	0 *
Filing Fee \$_	25 Recei	ved: Check	•
		Cash	
#34	,	Other	
. 39	Shi	Time E Sept	
Petitioner Koupta	Submitted	E. Hammond, Zoning Commis	ssione
Petitioner's Attorney		eviewed by That	

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet FUNCTION date by date by date by Descriptions checked and outline plotted on map Petition number added to outline Denied Granted by ZC, BA, CC, CA Revised Plans: Change in outline or description___Yes Map #___ Previous case:

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Date of Posting 9/21/80

ZONING: Petition for Variance for an accessory structure LOCATION: East s'de of Mount Avenue, 213.35 feet North of Maryland Avenue DATE & TIME: Thursday, October 9, 1560 at 9:30 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeaks Avenue, Towson, Maryland The Zoning Commissioner of Balimore County, by authority of the coning Act and Regulations of Balimore County, with held a public learing: Petition for Variance to permit an ressory structure (swimming pool) as be located in the side yard in the order of the required rear yard. The Zoning Regulation to be expected as follows: action 400 1—Accessory structures All that parcel of fand in the sighth District of Baltimore County. Beginning at a soint on the east ide of Mount Avenue 116.35 feet outh of Maryland Avenue in the the election district of Baltimore county. Funning was line north 62 errees 7 minutes west 20.06 feet—south 78 degrees 30 minutes east 0.00 feet—south 88 degrees 50 minutes seat 111.0 feet—south 88 degrees 57 minutes seat 28 feet—south 86 degrees 27 minutes seat 20 feet—south 62 degrees 27 minutes seat 20 feet—south 62 degrees 27 minutes seat 28 feet—south 86 degrees 27 minutes seat 28 feet—south 87 degrees 27 minutes seat 28 feet—south 86 degrees 27 minutes seat 28 feet—south 87 degrees 27 minutes seat 28 feet—south 87 degrees 27 minutes seat 28 feet—south 87 degrees 27 minutes seat 28 feet—south 88 degrees 27 minutes seat 28 feet—south 87 degrees 37 minutes seat 28 feet—south 88 degrees 27 minu	. 8t	N FOR	Variance ict	
Avenue, 23.35 feet North of Maryland Avenue DATE & TIME: Thursday, October 9, 1960 at 9:30 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeaks Avenue, Towson, Maryland The Zoning Commissioner of Bal- imore County, by authority of the coning Act and Regulations of Bal- imore County, will held a public searing: Petition for Variance to permit an reasory structure (swimming pool) to be located in the side yard in seu of the required rear yard The Zoning Regulation to be ex- epted as follows: All that parcel of fand in the lighth District of Baltimore County Beginning at a rotant on the east lide of Mount Avenue 116.35 feet outh of Maryland Avenue in the th election district of Baltimore outh, running was line north 62 egrees 2 misutes west 20.06 feet— outh 78 degrees 30 minutes east 0.00 feet—south 91 degrees 50 min- tes west 111.0 feets—north 83 de- rees 51 minutes east, 118.30 feet— south 28 degrees 27 min- ca west 62.0 feet—south 68 degrees Elimutes east, 20 feet— Elimutes ea	ZONING: P	etition fo	r Variance	for
DATE & TIME: Thursday, October 9, 1990 at 9:30 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeaks Avenue, Towson, Maryland The Zoning Commissioner of Balimore County, by authority of the coning Act and Regulations of Balimore County, with held a public searing: Petition for Variance to permit an reasony structure (awimming pool) to be located in the side yard in the located in the side yard in the side of the required rear yard. The Zoning Regulation to be expeted as follows: ection 400 1— Accessory structures All that parcel of land in the lighth District of Baltimore County Beginning at a rotate on the east lide of Mount Avenue 216.35 feet outh of Maryland Avenue in the the election clistrict of Baltimore county, running was line north 62 egrees 7 minutes west 20.06 feet—south 78 degrees 30 minutes east 0.00 feet—south 91 degrees 50 minutes sast 111.0 feets—north 83 devees 51 minutes asst, 218.20 feet—south 86 degrees 27 minutes east 23 feet—south 86 degrees 27 minutes east 25 feet—south 86 degrees 27 minutes east 20 feet—south 60 degrees Elimutes east 20 feet—south 60 degrees Elimutes east 20 feet—south 62 degrees Elimutes east 20 feet—south 63 degrees Elimutes east 20 feet—south	Avenue, 218	.85 feet P	forth of Ma	unt ry-
County Office Building, 111 W. Chesapeaka Avenue, Towson, Maryland The Zoning Commissioner of Balimore County, by authority of the oning Act and Regulations of Balimore County, with held a public learing: Petition for Variance to permit an reasony structure (swimming pool) to be located in the side yard in the utility of the required rear yard. The Zoning Regulation to be expeted as follows: action 400 1— Accessory structures All that parcel of isnd in the highth District of Baltimore County. Beginning at a roist on the east ide of Mount Avenue 116.35 feet out of Maryland Avenue in the cleation district of Baltimore county. Funning was line north of egrees 7 minutes wast 20.06 feet—south 78 degrees 30 minutes east 0.00 feet—south 91 degrees 50 minutes west 111.0 feet—north 88 degrees 51 minutes east, 118.20 feet—south 85 degrees 27 minutes east 23 feet—south 86 degrees 27 minutes east 20 feet—south 62 degrees Elimutes east 20 feet—south 62 degrees Elimutes east 20 feet—south 62 degrees Elimutes east 20 feet—south 63 degrees Elimutes east 20 feet—south 62 degrees Elimutes east 20 feet—south 63 degrees Elimutes east 20 feet—south 62 degrees Elimutes east 20 feet—south 63 degrees Elimutes east 20 feet—south 62 degrees Elimutes east 20 feet—south 63 degrees Elimutes east 20 feet—south 64 degrees Elimutes east 20 feet—south 65 degrees Elimutes east 20 feet—south	DATE & TIN 9. 1980 at 9	IE: Thu:	raday, Octol	ber
Maryland The Zoning Commissioner of Balimore County, by authority of the coning Act and Regulations of Balimore County, will held a public searing: Petition for Variance to permit an reasony structure (awimming pool) to be located in the side yard in the located in the side yard in the side yard in the side yard in the side yard in the located as follows: All that parcel of land in the lighth District of Baltimore County Beginning at a rotate on the east lide of Mount Avenue 216.35 feet outh of Maryland Avenue in the the election clastric of Baltimore county, running was line north of egrees 3 minutes wast 20.06 feet—south 78 degrees 30 minutes east 0.00 feet—south 91 degrees 50 minutes sast 31 degrees—68 minutes east 23 feet—south 88 degrees 27 minutes wast 62.0 feet—south 62 degrees 37 minutes east 20 feet—south 63 degrees 51 minutes east 20 feet—south 68 degrees 27 minutes east 20 feet—south 68 degrees 27 minutes east 20 feet—south 68 degrees 27 minutes east 20 feet—south 68 degrees 50	PUBLIC HE	CARING:	Room 1	
imore County, by authority of the coning Act and Regulations of Baltimore County, will hold a public searing: Petition for Variance to permit an Petition for Variance to permit an Petition for Variance to permit an example of the season of	. Cnesapeaka	Avenu	e, Towso	n,
coning Act and Regulations of Ballimore County, with held a public searing: Petition for Variance to permit an reessory structure (swimming pool) to be located in the side yard in seu of the required rear yard. The Zoning Regulation to be expected as follows: All that parcel of fand in the highlight District of Baltimore County Beginning at a roint on the east ide of Mount Avenue 16.35 feet orth of Maryland Avenue in the th election district of Baltimore county, running was into north 62 errees 7 minutes west 290.09 feet—south 78 degrees 30 minutes east 0.00 feet—south 91 degrees 50 minutes west 111.0 feet—north 88 degrees 51 minutes cast, 118.20 feet—south 63 degrees—68 minutes east 128 feet—south 86 degrees 27 mines west 62.0 feet—south 62 degrees.	The Zoning	Commis	sioner of B	9 1 -
more county, will hold a public searing: Petition for Variance to permit an vessory structure (swimming pool) to be located in the side yard in the located as follows: All that purcel of land in the lighth District of Baltimore County Beginning at a roint on the east lide of Mount Avenue 216.35 feet orth of Maryland Avenue in the th election clistrict of Baltimore county, running was a line north of egrees 7 minutes west 20.06 feet—outh 78 degrees 30 minutes east 0.00 feet—south 91 degrees 50 minutes west 111.0 feets—north 83 devees 51 minutes assi, 118.30 feet—suth 63 degrees—68 minutes east 23 feet—south 86 degrees 27 minutes east 20 feet—south 62 degrees Elimutes east 20 feet—south 62 degrees Elimutes east 20 feet—south 63 degrees Elimutes east 20 feet—south 65 degrees Eli	coning act a	nd Regni	ations of D	al. /
reasory structure (swimming pool) to be located in the side yard in the up of the required rear yard. The Zoning Regulation to be expected as follows: ection 400 1— Accessory structures all that parcel of fand in the lighth District of Baltimore County. Beginning at a roist on the east ide of Mount Avenue 116.35 feet orth of Maryland Avenue in the the election district of Baltimore county. Funning was aline north of egrees 7 minutes wast 230.09 feet—outh 78 degrees 30 minutes east 0.00 feet—south 90 degrees 50 minutes west 111.0 feet—north 88 degrees 51 minutes east, 118.20 feet—south 63 degrees—68 minutes east 28 feet—south 86 degrees 27 minutes west 62.0 feet—south 08 degrees. Elimites east 700 feet.	timore Count bearing:	y, will i	bold a pub	lic
the control in the side yard in the control respectively. The Zoning Regulation to be expected as follows: All that parcel of and in the lighth District of Baltimore County. Beginning at a coint on the east ide of Mount Avenue 316.35 feet orth of Maryland Avenue in the county running was line north of egrees 8 minutes west 20.06 feet—outh 78 degrees 30 minutes east 0.00 feet—south 91 degrees 50 minutes west 111.0 feets—north 83 degrees 51 minutes east 11.0 feets—outh 83 degrees 27 minutes east 23 feet—south 86 degrees 27 minutes west 62.0 feet—south 68 degrees 27 minutes east 20 feet—south 69 degrees 20 feet—sou	Cersola atla	CTUIN (EV	rimmine no.	
epted as follows: All that parcel of fand in the cection 400 1—Accessory structures All that parcel of fand in the lighth District of Baltimors County Beginning at a roint on the east ide of Mount Avenue 116.35 feet out of Maryland Avenue in the th election clistrict of Baltimore county, running was in north 62 egrees 7 minutes west 280.09 feet—outh 78 degrees 30 minutes east 0.00 feet—south 98 degrees 50 minutes west 111.0 feet—north 88 degrees 51 minutes east, 118.30 feet—south 63 degrees—68 minutes east uth 63 degrees—68 minutes east 28 feet—south 86 degrees 27 mines west 62.0 feet—south 62 degrees.	to be located lieu of the re	i in the quired av	side yard	in
action 400 1—Accessory structures All that parcel of land in the lighth District of Baltimore County Beginning at a roint on the east ide of Mount Avenue 216.35 feet orth of Maryland Avenue in the th election clairies of Baltimore county, running was line north 62 egrees 2 minutes west 230.06 feet— outh 75 degrees 30 minutes east 0.00 feet—south 96 degrees 50 min- tes west 111.0 feet—north 88 de- rees 51 minutes east, 118.20 feet— outh 63 degrees—68 minutes east .28 feet—south 86 degrees 27 min- cs west 62.0 feet—south 02 degrees Etimutes east 70 feet	pepted as follower	regulat.	on to be e	≖ +₹
Beginning at a roint on the sant ide of Mount Avenue 216.35 feet of the Maryland Avenue in the the election clarifot of Baltimore ounty, running was line north of egrees 2 minutes west 280.06 feet—outh 78 degrees 30 minutes east 0.00 feet—south 98 degrees 50 minutes west 111.0 feets—north 88 degrees 51 minutes assi, 118.30 feet—with 63 degrees—68 minutes assi, 28 feet—south 86 degrees 27 minutes west 62.0 feet—south 03 degrees.	section 400 i -	— Ассеянг	Profession	
orth of Maryland Avenue in the the election clairies of Baltimore county, running was line north 62 egrees 3 minutes west 230.00 feet—outh 75 degrees 30 minutes east 0.00 feet—south 06 degrees 50 minutes east 111.0 feet—north 88 degrees 51 minutes east, 118.20 feet—south 86 degrees 27 minutes east 23 feet—south 86 degrees 27 minutes east 20 feet—south 62 degrees Entirutes east 20 feet—south 62 degrees Entirutes east 20 feet—south 62 degrees	CIKNUR LABUM	12 A B B B		
orth of Maryland Avenue in the th election clistrict of Baltimore county, running was a line north of egrees 7 minutes wast 230.06 feet—outh 78 degrees 30 minutes east 0.00 feet—south 91 degrees 50 minutes west 111.0 feet—north 88 degrees 51 minutes east, 118.30 feet—uth 03 degrees—68 minutes east 23 feet—south 86 degrees 27 minutes west 62.0 feet—south 08 degrees Entinutes east 20 feet—south 08 degrees Entinutes east 20 feet—south 08 degrees	THOUSE AN OPPOSE	IE AWARS	▲ 174 % / ~	
egrees 8 minutes west 280.09 feet- outh 78 degrees 30 minutes east 0.00 feet-south 91 degrees 50 min- tes west 111.0 feet-north 88 de- tes west 111.0 feet-north 88 de- tes to indicate east, 118.20 feet- outh 03 degrees—08 minutes east 28 feet-south 86 degrees 27 min- cs west 62.0 feet-south 02 degrees Etimutes east 20 feet-	orth of Mai th election	yland 🛕	venue in t	he
outh 78 degrees 30 minutes east 0.00 feet—south 01 degrees 50 minutes east 111.0 feet—north 88 degrees 51 minutes east, 118.30 feet—uth 03 degrees—68 minutes east 22 feet—south 86 degrees 27 minutes east 20 feet—south 02 degrees Etimutes east 20 feet—south 02 degrees	egreen # mail		nue north	84
es west 111.0 fest-north 88 de- ees 51 minutes east, 118.30 feet- uth 03 degrees 68 minutes east .28 feet-south 86 degrees 27 min- es west 62.0 feet-south 02 degrees Etimutes east 70 feet	outh 78 deg	rees 30	280.09 feet	,
uth 03 degrees -08 minutes east. 28 feet—south 86 degrees 27 min- cs west 62.0 feet—south 02 degrees	ites west 111	O foot	grees 60 mis	2-
es west 62.0 feet -coute 02 degrees	outh Ca deer	TOWN CONTRACT	118.20 feet-	., i
Distance of male and	Clinutes en	1 20 0	4 02 degree	35
place of beginning contain	Diace of bear	inning es	152.0 feet-	
14307 Mount Avenue. Also known	14307 Mount	TOL 1608"	Also know	n į
being the property of Edward F.	Being the pr	ADMINISTRATION OF		. 1

Hearing Date: Thursday, Octobe 9, 1980 at 9 30 A.M.

9. 1930 at 9.30 a.m.

Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., Santamber 28 , 19 30 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly new spaper printed and published in Towson, Baltimore County, Md., succeinceach of_one_time____oth___oth day of ______ October _____, 19_80, the first publication appearing on the _____18th __day of ___September______

Cost of Advertisement, \$___

BALTIMORE COUNTY, MARYLAND OFFICE OF FINA TO REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 091770
DATE 9/29/80 ACCOUNT	01-662
AMOUNT	\$52.13
FROM: Belinda E. Royston	No. 81-74-A
から は 本語 190	52130
VALIDATION OR SIGNATURE OF CASHIER	OF CASHIER
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 093735
DATE 9/10/80 ACCOUNT	01-662
AMOUNT	\$25,00
FROM Edward F. Royston,	
:	
10 1 10 10 10 10 10 10 10 10 10 10 10 10	2500
VALIDATION OR SIGNATURE OF CASHIER	T CASHIER

Variance 8th District Zoning: Petition for Variance for an accessory structure Location: East side o Mount avenue, 216.25 feet north of Maryland avenue. Date & Time: Thursday, October 9, 1980 at 9:30 A.M.
Public Hearing: Room
106, County Office
Building, 111 W.
Chesapeake Avenue, Towson, Maryland.
The Zoning
Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard
The Zoning Regulation
to be excepted as follows:
Section 400.1 - Accessory structures
All that parcel of land in the Eight District of Baltimore County
Beginning at a point on the east side of Mount Avenue 216.35 feet north

8th election district of
Baltimore County, running
on a line north 03 degrees
30 minutes west 280.00
feet - south 78° 30 minutes
east 110.0 feet - south 01 east 110.0 feet - south 01 50 minutes west 111.0 feet north 88° 51 minutes east 118.20 feet - south 02° 08 minutes east 56.29 feet minutes east - 79.0 feet south 86° 20 minutes wes 152.0 feet - to place beginning containing 0.1 of an acre more or les Alse known as 1436 Mount Avenue. Being the property E. ward F. Royston, Jr. ux, as shown on plat ple filed with the Zonis Department.
Hearing Date:
Thursdoy, Oct. 9, 1980
AT 9:30 A.M. Public Hearing: Roo 106, County Offi Building, 111 Chesapeake Avenu Towson Maryland, BY ORDER OF William E. Hammos

Zoning Commission of Baltimore Coun

Petition For

SCALE 1" = 50. FT. **The Essex Times** 502 - 03 E. 66.29 FT. This is to Certify, That the annexed ()eliter 503-30 E was inserted in Ore Essex Times, a newspaper 77.0 FT. printed and published in Baltimore County, once in ane SEFT.C 501-50 W PROPOSED = HOUSE POOL 280.0 FT. 216.35 Ft. = W 03 - 30 W

hearing date.

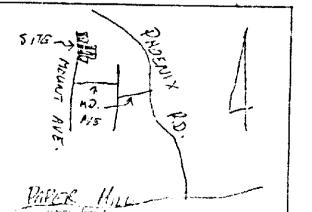
VARIANCE PLAT FOR POOL IN SIDEYARD Plat of lot for Edward F. Royston Jr. & Belinda E. Royston 14307 Mount Ave. Phoenix, Eighth Election District, Baltimore, Co. Md. 0.85 of an acre more or less

MOUNT AVE.

Zoned-R C 4

Scale 1 in. to 50 ft

TO. NID. AYE



30. PT. RIGHT OFWAY

- ASPHAIT RORDWAY